



Yew Trees, Lower Lane, Bishops Waltham, Southampton, Hampshire, SO32 1AS

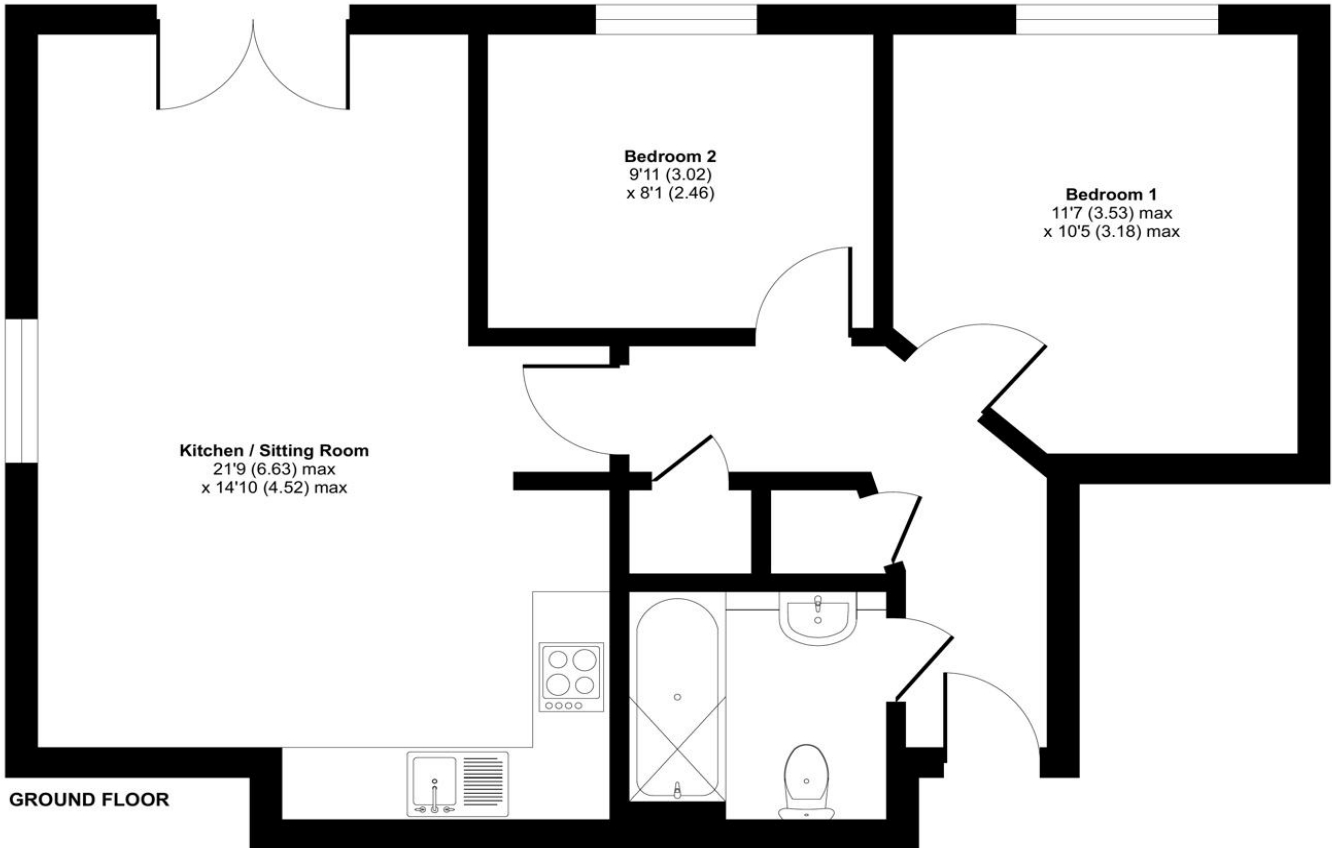


ACCOMMODATION

This beautifully presented two-bedroom apartment is set just a short walk from the medieval market town of Bishops Waltham and the historic English Heritage site of Bishops Waltham Palace. The property is situated on the first floor and is accessed via a secure security entry system opening into a communal lift and staircase. Upon entry, the hallway leads into the living accommodation with modern décor throughout. The open-plan kitchen/living room provides a social and comfortable area, perfect for on-the-go living. The kitchen is well-equipped with a fridge/freezer, washing machine, washer/dryer and ample base and wall mounted storage. Both bedrooms are well-proportioned doubles with a modern family bathroom serving both. An allocated parking space is included with the property, and the property features a private balcony to the rear with direct access down to a patio area.

Approximate Area = 626 sq ft / 58.1 sq m

For identification only - Not to scale



GROUND FLOOR

Kitchen / Sitting Room
21'9 (6.63) max
x 14'10 (4.52) max

Bedroom 2
9'11 (3.02)
x 8'1 (2.46)

Bedroom 1
11'7 (3.53) max
x 10'5 (3.18) max



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1219673 



Scan the QR code to find out more information about this property.

SITUATION

Bishops Waltham is a small historic town situated at the head of the River Hamble and surrounded by many villages. It is home to the ruins of Bishops Waltham Palace, an English Heritage monument and a variety of convenient shops and traditional inns. The historic city of Winchester is only a short drive away, offering many impressive features and famous attractions. The Hampshire Bowman Public House which has an excellent local reputation for its fine ales & food is also close by.



SPECIFICATION

- Excellent apartment with two double bedrooms
- Private balcony leading to patio area
- One allocated parking space
- Close to Bishops Waltham High Street
- Modern interior

LOCAL AUTHORITY

Winchester City Council
Council Tax Band C

ASKING PRICE £235,000

TENURE

Leasehold

Unexpired Years: 107

Annual Ground Rent: 250

Ground Rent Increase: 500

Ground Rent Review Period: TBC

Annual Service: £ 3,280

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.